\$379,900 - 12724 117 Street, Edmonton

MLS® #E4429440

\$379,900

4 Bedroom, 2.00 Bathroom, 1,027 sqft Single Family on 0.00 Acres

Calder, Edmonton, AB

Fully finished basement. OVERSIZED HEATED double garage, tons of parking. Backyard gated with vinyl fencing, fire-pit, freshly painted deck, shed (ideal for wood storage). Bench outside back door has storage. Deck has patio doors to dine-in kitchen. Fridge (3 years old) is set up for water dispenser behind it. Solid property, well-maintained/upgraded over the years. New windows (2022) upstairs, downstairs & patio. Windows on West side have tint to reduce heat in Summer. Furnace is mid-efficiency & professionally cleaned prior to list. Textured ceiling - no popcorn. Front living room: brick fireplace, floor to ceiling windows, cork flooring. Laminate floors in kitchen & beds. Basement fully finished w/1 bedroom that has new "win-door―, den, 4 piece bath, rec room, laundry room w/sink. Storage under the stairs. 2024 taxes: \$2,970.74: Lot size 565.13 sq m/1,027 sq ft. Area between kitchen & living room can be completely opened up those walls aren't structural. Tubs and sinks are being reglazed on June 4.





Built in 1983

Essential Information

MLS® # E4429440 Price \$379,900 Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,027

Acres 0.00

Year Built 1983

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 12724 117 Street

Area Edmonton

Subdivision Calder

City Edmonton
County ALBERTA

Province AB

Postal Code T5E 5J5

Amenities

Amenities Deck, Fire Pit

Parking Double Garage Detached

Interior

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,

Refrigerator, Storage Shed, Stove-Electric, Washer, Garage Heater

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Brick Facing, Mantel

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood

Exterior Features Back Lane, Fenced, Paved Lane, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood

Foundation Concrete Perimeter

School Information

Elementary Calder, St. Edmund

Middle Rosslyn, St. Edmund

High Queen E, Arch O'Leary

Additional Information

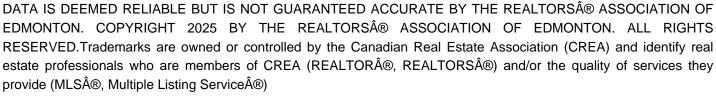
Date Listed April 7th, 2025

Days on Market 71

Zoning Zone 01

12724 117 St NW

- · HUGE FULLY FENCED YARD
- VINYL FENCING
- NEW ROOF 2022
- BRICK FIREPLACE
- FURNACE IS MID-EFFICIENCY AND PROFESSIONALLY CLEANED IMMEDIATELY PRIOR TO LIST
- FIRE PIT WITH SHED, PERFECT FOR WOOD STORAGE
- OVERSIZED HEATED DOUBLE GARAGE
- IDEAL FOR KIDS/PETS WITH PLENTY OF GREEN SPACE
- DECK HAS PATIO DOORS TO DINE-IN KITCHEN
- · SELF STICK TILE IN LAUNDRY ROOM IS 5 YEARS OLD
- HOT WATER TANK IS 15 YEARS OLD
- 1 BRAND NEW "WIN-DOOR" IN BASEMENT BEDROOM
- UNDER THE STAIR STORAGE
- · UTILITY SINK IN LAUNDRY ROOM
- NO POPCORN CEILING, TEXTURED INSTEAD
- FRIDGE IS 3 YEARS OLD. IT IS SET UP FOR WATER DISPENSER BEHIND IT
- PREVIOUSLY RENTED FOR \$1,850/MONTH
- SELLER SPENT THE MONEY TO UPGRADE THE WINDOW IN THE 2ND BEDROOM TO A "WIN-DOOR". THEY SLIDE OPEN ENTIRELY, AND YOU CAN CRAWL OUT IN AN EMERGENCY
- NEWER WINDOWS UPSTAIRS, DOWNSTAIRS AND PATIO
- WINDOWS ON THE WEST SIDE HAVE A TINT TO REDUCE THE HEAT
- 10 BLOCKS TO THE YELLOWHEAD FOR EASY COMMUTE
- RECENT NEIGHBOURHOOD UPGRADES INCLUDE REMOVAL AND REPLACEMENT OF PUBLIC SIDEWALKS, CURBS, GUTTERS, AND STREET LIGHTING, AS WELL AS RECONSTRUCTION/PAVING OF ROADS
- LOT SIZE 565.13 SQ M
- TAXES \$2,970.74 IN 2024



Listing information last updated on June 17th, 2025 at 8:47am MDT

